WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$223,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2010.

Notary Public

My commission expires: _____

(AFFIX SEAL)

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Box 13
15913

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jimmie Bradford **Marva A. Bradford**	Wells Fargo Bank, N.A. ~~New Owners~~	**Map 49-16 Parcel 009**
5325 Bell Crest Drive	121 Suburban Rd. 1st Floor	
Antioch, TN 37013	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brad R. Cohen and wife, and Miranda Jayne Cohen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmie Bradford and wife, and Marva A. Bradford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Bellwood Estates, Section One, of record in Book 5200, Page 172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brad R. Cohen, a married person, by Deed dated February 25, 1997 from Brian M. Haslett and wife, Tina G. Haslett, of record in Book 10363, Page 159, Register's Office for DAVIDSON County, Tennessee, and further conveyed to Brad R. Cohen and wife, Miranda Jayne Cohen, as Tenants by the Entirety by Quitclaim Deed dated October 24, 2001 from Brad R. Cohen, of record in Instrument No. 20011105-0120931, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20100065040 DEEDWARR
Recvd: 10/14/10 11:01 2 pgs
Fees:13.00 Taxes:825.10
20101014-0082291

This is improved (__X__) Unimproved (____) property, known as **5325 Bell Crest Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this ~~28th~~ 7th day of ~~September~~ October, 2010.

(Brad Cohen)

Brad R. Cohen

Miranda Jayne Cohen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brad R. Cohen and Miranda Jayne Cohen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~28th~~ 7th day of ~~September~~ October, 2010.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13